

A1, A3, A5 RETAIL OPPORTUNITIES WITH FULL PLANNING PERMISSION

83.61 sq.m. – 334.44 sq.m. (900sq.ft. – 3,600 sq.ft.)



RETAIL DEVELOPMENT
OPPORTUNITY

www.wynyardbusinesspark.com

WYN YARD BUSINESS PARK, STOCKTON ON TEES, TS22 5TB

WYNYARD PARK... TEES VALLEY'S MOST SOUGHT AFTER LOCATION



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TRACK RECORD

NORTHUMBERLAND ESTATES

Northumberland Estates is one of the largest and most active developer landlords in the North East.

The in-house Commercial Property team is experienced in delivering schemes of varying complexities from general industrial units to specialist facilities such as schools.

- ▶ Northumberland Estate's UK commercial property portfolio currently comprises in excess of 400 properties over 100 individual sites.
- ▶ The current UK development pipeline is in excess of 1 million sq ft and is spread across a range of sectors.
- ▶ The wider portfolio includes assets in Germany, Switzerland and North America.



Northumberland Retail Park - 2,301 sq.m. (24,772 sq.ft.) Sainsbury's Store anchoring a 1,985 sq.m. (21,368 sq.ft.) retail parade with additional retail/leisure development underway on adjacent 3.32 hectares (8.22 acres) site



Pets at Home - 836 sq.m. (9,000 sq.ft.) out of town retail unit in Alnwick



Toby Carvery - Well-established leisure development within Northumberland Retail Park scheme



Willowburn Retail Park, Alnwick - Proposed development of a 4,088 sq.m. (44,000 sq.ft.) for retail and leisure, anchored by a blue chip occupier.



Quorum Business Park - Retail parade on major North Tyneside Business Park



Whitley Road - Planning to be submitted for drive-thru and restaurant unit to complement existing 6,515 sq.m. (70,125 sq.ft.) retail and leisure scheme



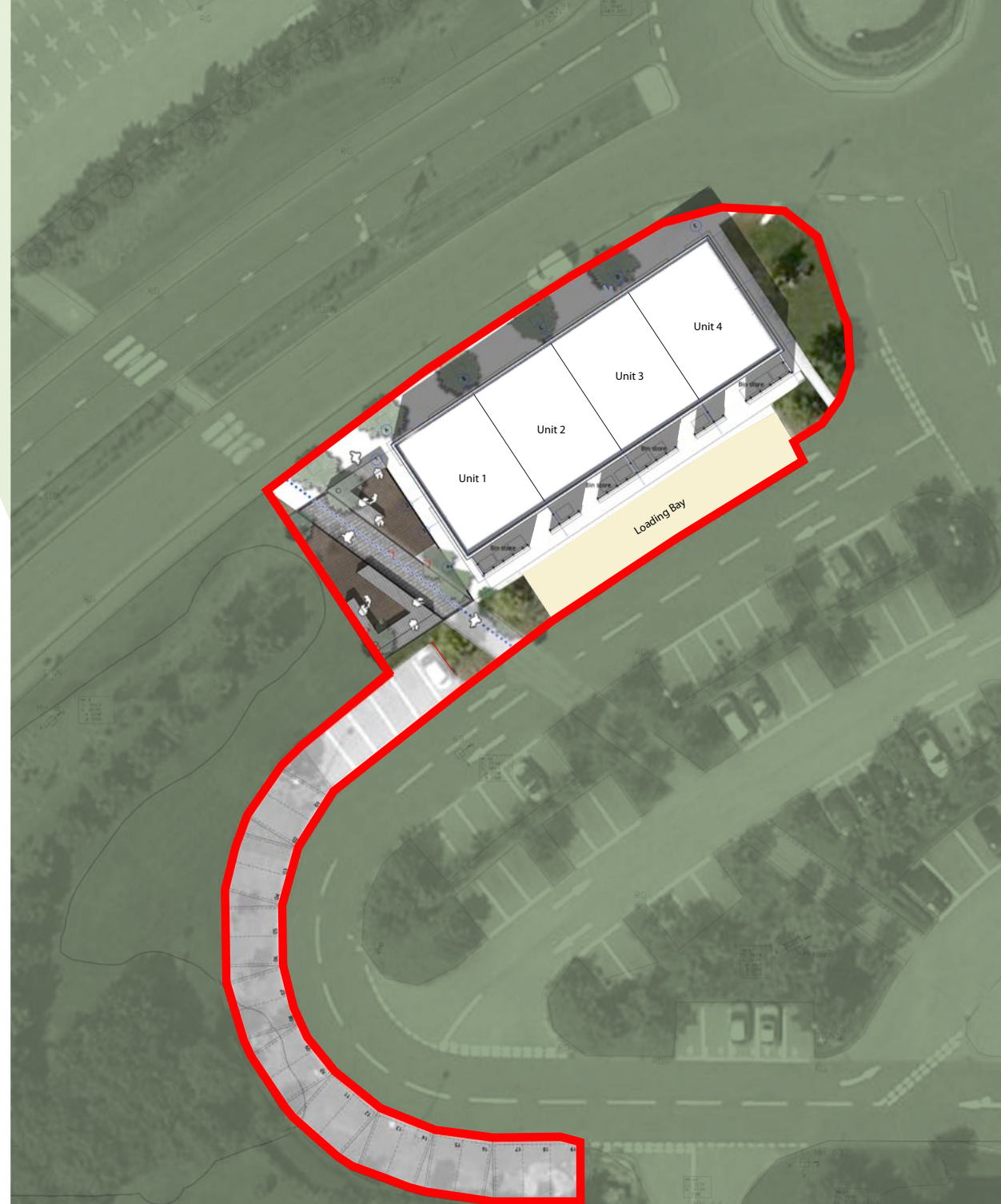
Alnwick South Road - 1,394 sq.m. (15,000 sq.ft.) retail developed for Aldi stores

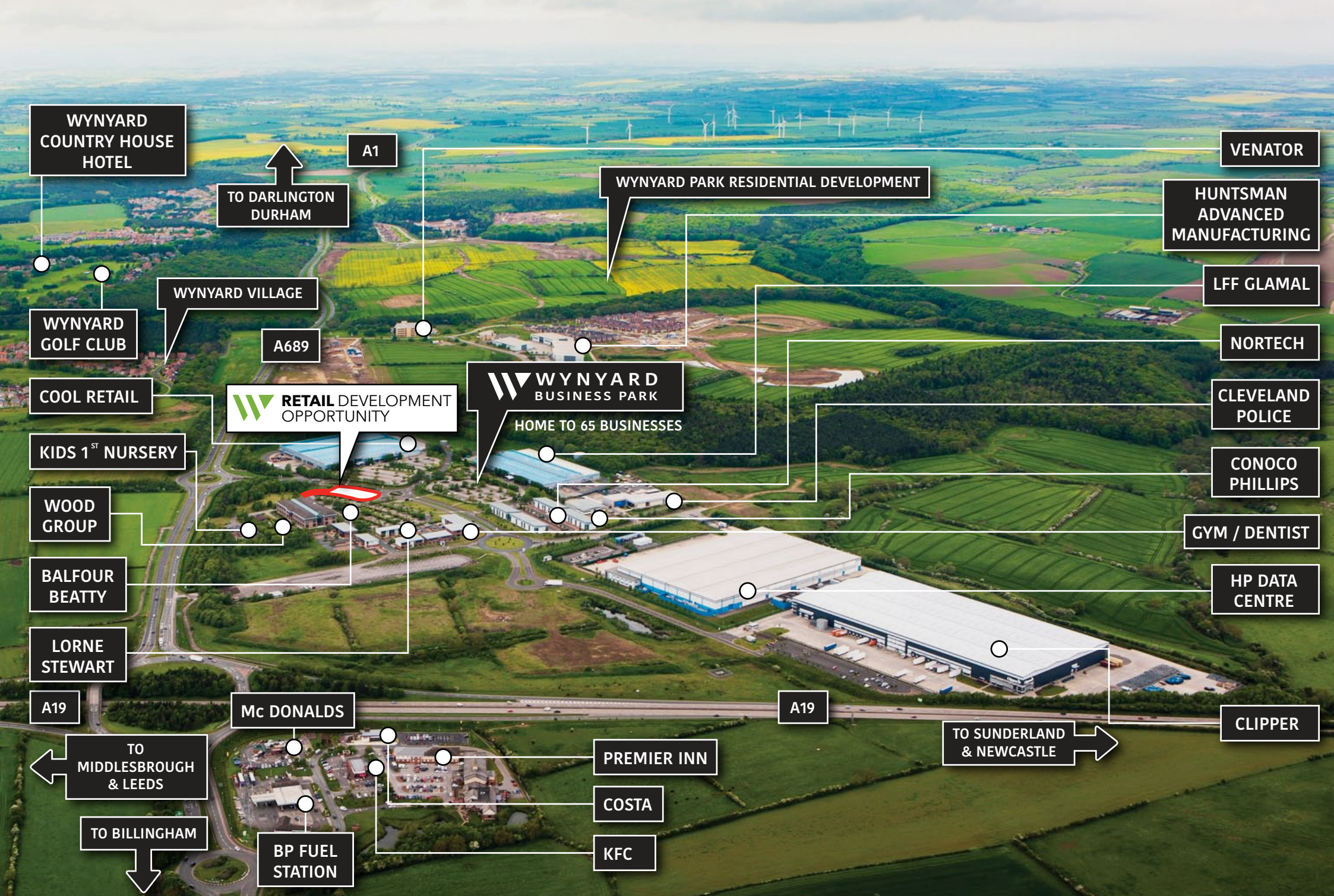
OPPORTUNITY

A superb retail development opportunity with full planning permission strategically located within Wynyard Business Park, which forms part of the wider Wynyard Park; one of the most sought after locations in the Tees Valley.

Wynyard Business Park is a well-established business park incorporating office and industrial/distribution properties, with planning permission for further development opportunities on 44 hectares (110 acres).

- Home to 65 businesses employing over 2,000 people
- Located on a highly successful business park
- Only 1 minute drive from the A19 and 10 minutes from the A1
- 65 Businesses employing over 2,000 people on Wynyard Business Park
- Site includes ample car parking
- Prominent position at entrance to Wynyard Business Park
- Visible from A689
- 1,000 homes built with over 550 under construction and a further 1,000 proposed homes
- Population of 8,639 in a 5 minute radius and a population of 500,022 in a 20 minute drive
- 20,000 cars passing daily on the A689 and 50,000 cars passing daily on the A19





WYNYARD COUNTRY HOUSE HOTEL

↑
TO DARLINGTON DURHAM

A1

VENATOR

HUNTSMAN ADVANCED MANUFACTURING

WYNYARD PARK RESIDENTIAL DEVELOPMENT

LFF GLAMAL

WYNYARD VILLAGE

A689

NORTECH

WYNYARD GOLF CLUB

CLEVELAND POLICE

COOL RETAIL

WYNYARD BUSINESS PARK
HOME TO 65 BUSINESSES

CONOCO PHILLIPS

KIDS 1ST NURSERY

WOOD GROUP

GYM / DENTIST

BALFOUR BEATTY

HP DATA CENTRE

LORNE STEWART

Mc DONALDS

CLIPPER

A19

A19

→
TO SUNDERLAND & NEWCASTLE

←
TO MIDDLESBROUGH & LEEDS

PREMIER INN

↓
TO BILLINGHAM

BP FUEL STATION

COSTA

KFC



WYNYARD VISION



KEY TO THE MASTERPLAN

- | | | | |
|----|---|----|---|
| 1 | Future Retail Parade | 14 | The Lyndhurst |
| 2 | Future Retail or Light Industrial / Warehousing | 15 | Future Self Builds 2018 |
| 3 | Future Office or Light Industrial / Warehousing | 16 | Wellington Gardens |
| 4 | Wynyard Business park | 17 | Bungalow Scheme |
| 5 | Future Distribution Light Industrial or Warehouse | 18 | Future development |
| 6 | Hotel | 19 | Retirement Village |
| 7 | Pub and Restaurant | 20 | Future Retail/Leisure |
| 8 | Taylor Wimpey | 21 | Avant Homes |
| 9 | Manorside | 22 | Storey Homes |
| 10 | Taylor Wimpey | 23 | Wynyard Business Park, Estate 2 |
| 11 | Bungalow Scheme | 24 | Future Housing and Community Facilities |
| 12 | Musgrave Garden Lane | 25 | Barratt/David Wilson Homes |
| 13 | The Beaumont | | |

WYNYARD LIFE



WYNYARD GOLF CLUB

Wynyard Golf Club is one of the North's most popular golf courses, set in over 200 acres of mature parkland offering 18 hole, Par 72 Championship Course, popular with both visitor teams and corporate golf days. The Golf Club also offers event space and is a popular wedding venue.



WYNYARD BUSINESS PARK

Wynyard Business Park is one the most prestigious business locations in the Tees Valley and is home to over 60 businesses employing in excess of 2,000 people, providing a substantial business community on the doorstep. It's strategic location adjacent to the A19 (T) A689 junction and 10 minutes from the A1(M) allows it to attract occupiers from around the region. Majors employers on the park include Huntsman, Conoco Phillips, Nortech, Clipper Logistics, Wood Group, Baldwin Accountants, Fircroft and Glamal Engineering.

The Business Park has ambitious plans for expansion with 110 acres of land available for future commercial development.



WYNYARD COUNTRY HOUSE HOTEL

Wynyard Country House Hotel is set amongst 150 acres of parkland, dating back to 1846 it is now run as a 4 * hotel providing 19 bedrooms, an AA Rosette restaurant and Spa facilities. Recently it has been operating as a popular wedding venue throughout the year.



WYNYARD PARK & WYNYARD VILLAGE

Wynyard Village is an established and exclusive residential estate of 1,000 executive homes situated on the south side of the A689 within the former Wynyard Hall Estate. Wynyard Park is the next phase of this exclusive development on the north side of the A689 with plans for further homes.

The expansion of the residential development will significantly increase the population. Over 550 homes are under construction and planning for a further 1,000 as part of the overall Wynyard Park master plan, which is due to be delivered by 2020.

www.wynyardpark.co.uk

LOCATION



NEWCASTLE INTERNATIONAL AIRPORT 41.5 MILES



NEWCASTLE CITY CENTRE AND RAILWAY STATION 34.6 MILES



NEWCASTLE INTERNATIONAL FERRY TERMINAL, NORTH SHIELDS 32 MILES



TEESPORT 13.9 MILES



DURHAM CITY CENTRE AND RAILWAY STATION 22 MILES



DURHAM TEES VALLEY AIRPORT 11.4 MILES



MIDDLESBROUGH TOWN CENTRE AND RAILWAY STATION 8.5 MILES



HARTLEPOOL TOWN CENTRE AND RAILWAY STATION 8.3 MILES



PORT OF TYNE 29 MILES



DARLINGTON TOWN CENTRE AND RAILWAY STATION 19.2 MILES

DISTANCES AND TRAVEL TIMES

- ▶ Newcastle upon Tyne 33.4 miles - 41min by car
- ▶ Durham 18.4 miles - 25min by car
- ▶ York 52.4 miles - 1 hour 10min by car
- ▶ Leeds 70 miles - 1 hour 20min by car
- ▶ Edinburgh 151 miles - 3hours by car
- ▶ London 261 miles - 4hours 46min by car



AGENT



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